



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

# 2026 Q1 PALM BEACH OFFICE

MARKET REPORT

**ABSORPTION & VACANCY**

Palm Beach office market through Q1 2026, the sector is demonstrating gradual tightening and steady rent growth following a period of earlier volatility.

The market recorded 40,122 square feet of positive net absorption in Q1 2026, marking the third consecutive quarter of positive absorption.. While this represents a decline from the elevated activity seen in Q4 2025, when absorption reached 195,541 square feet, it reflects a meaningful recovery from the negative absorption recorded in Q2 2025. This trend indicates that tenant demand has stabilized and continues to absorb available space, though at a more measured pace than the surge experienced at the end of 2025.

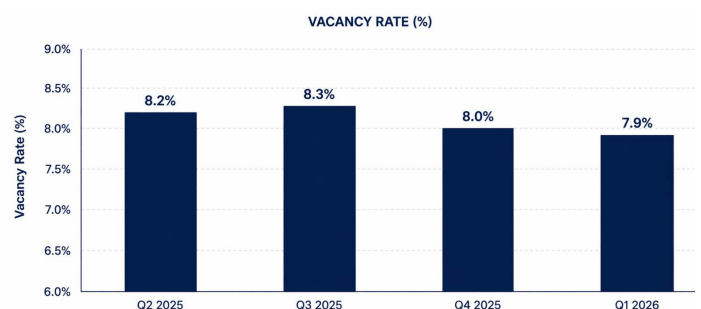
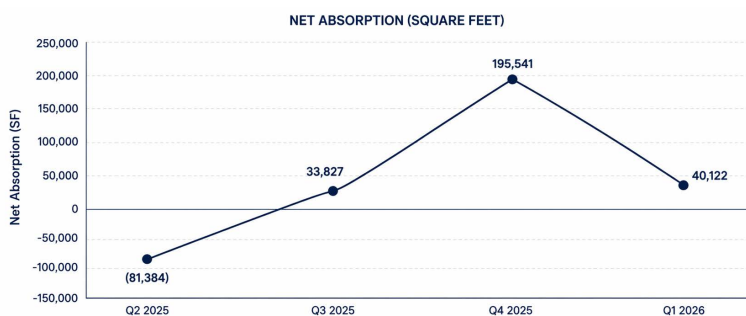
Vacancy trends further reflect this improvement. The overall vacancy rate declined to 7.9% in Q1 2026, down from 8.0% in Q4 2025 and 8.3% in Q3 2025, signaling gradual tightening in market conditions. At the same time, the availability rate held steady at 7.0% for the second consecutive quarter. The stability in availability, combined with declining vacancy, suggests that new space is not entering the market in excess, allowing leasing activity to steadily reduce overall vacancy levels.

Rental rate performance has remained strong throughout this period. Market asking rents increased to \$50.30 per square foot in Q1 2026, up from \$44.88 in Q2 2025, reflecting continued landlord confidence and a willingness to push pricing as fundamentals improve. New supply has remained limited, with only 16,600 square feet delivered in Q1, following similarly modest levels in prior quarters. This controlled development environment has supported both rent growth and a steady increase in total occupied space, which reached 55,754,282 square feet.

Overall, the Palm Beach office market is showing steady, disciplined improvement. Positive absorption, declining vacancy, and sustained rent growth point to a market that is regaining balance, with forward momentum supported by limited new supply and stabilizing tenant demand.

**Key Indicators**

Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliverables SF	Total Occupied SF
Q1 2026	60,976,741	7.9%	\$50.30	7.0%	40,122	16,600	55,754,282
Q4 2025	60,960,141	8.0%	\$48.75	7.0%	195,541	5,720	55,686,400
Q3 2025	60,954,421	8.3%	\$46.26	7.4%	33,827	35,400	55,531,568
Q2 2025	60,872,421	8.2%	\$44.88	7.6%	(81,384)	116,090	55,420,925



## ASKING RENT PER SF

Asking rental rates in the Palm Beach County office market have demonstrated strong and consistent upward momentum through 2025 and into Q1 2026, reflecting improving market fundamentals and sustained tenant demand.

Rents increased from an average of \$44.88 per square foot in Q2 2025 to \$50.30 per square foot in Q1 2026, representing a 12.1% overall increase over the period. This growth was not driven by a single spike, but rather a steady quarter-over-quarter progression, indicating a stable and durable pricing environment. Landlords have been able to push rents incrementally higher each quarter, with limited signs of resistance.

The most pronounced growth occurred in the second half of 2025, particularly between Q3 and Q4, when rents climbed from \$46.26 to \$48.75 per square foot. This acceleration coincided with strong positive absorption and improving occupancy levels, which tightened available space and reinforced landlord leverage. Momentum carried into Q1 2026, with rents reaching a new peak of \$50.30 per square foot, further solidifying the upward trend.

Notably, rent growth has persisted even as absorption moderated from the unusually high levels recorded in Q4 2025. This suggests that pricing power remains intact, supported by a lack of significant new inventory entering the market. The controlled delivery pipeline has allowed landlords to maintain upward pressure on rents without creating oversupply conditions.

Overall, the Palm Beach office market is exhibiting strong pricing fundamentals, with consistent rent growth supported by steady demand and constrained supply. While the pace of increase may become more measured as the market continues to stabilize, current conditions indicate that landlords remain in a favorable position, particularly for well-located and high-quality office assets.

### Market Asking Rent Growth





### Boca Raton Office & Retail Portfolio

**Address:** 6853-6909 SW 18th Street, Boca Raton

**Portfolio Price:** \$92,750,000

**Price/SF:** \$255.08

**Portfolio Size:** 363,606 SF



### Harbourside Place

**Address:** 110 Front Street, Jupiter

**Portfolio Price:** \$57,600,000

**Price/SF:** \$558.39

**Portfolio Size:** 103,153 SF



### PGA Station 11

**Address:** 3801-3901 Design Center Drive, North Palm Beach

**Sale Price:** \$15,500,000

**Price/SF:** \$353.25

**Building Size:** 43,878SF



### Riverstone Plaza Phase 1

**Address:** 900 S US 1, Jupiter

**Sale Price:** \$14,500,000

**Price/SF:** \$391.89

**Building Size:** 37,000 SF

## MARKET REPORT



## Wells Fargo

**Address:** 180 Lakeview Ave, West Palm Beach, FL 33401

**Building Size:** 267,671 SF

**SF Leased:** 50,000 SF



## Celsius Holdings, Inc

**Address:** 2381 NW Executive Center Dr, Boca Raton, FL 33431

**Building Size:** 100,626 SF

**SF Leased:** 25,157 SF



## D-Wave

**Address:** 4680 Conference Way S, Boca Raton, FL 33431

**Building Size:** 156,986 SF

**SF Leased:** 20,000 SF



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